



VICINITY MAP NOT TO SCALE

LEGEND:
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
"TRA" = TATUM REAVES ADDITION
W/CAP = 3 INCH METAL CAP STAMPED "TRA" AND "MCS"
"MCS" = MCSURVEYING INC.
I.R. = IRON ROD
FND. = FOUND
C.M. = CONTROL MONUMENT

- GENERAL NOTES:
1. BASIS OF BEARING IS THE SOUTHEAST LINE OF JOHN REAVES 51 ACRE TRACT OF LAND AS DESCRIBED BY DEED VOLUME 55, PAGE 439, DEED RECORDS, DALLAS COUNTY, TEXAS, BEARING N45°00'00"E.
 2. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 2 AND 1/2 LOT.
 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. STRUCTURE WILL REMAIN ON SITE.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MARIAN TATUM, here by adopt this plat designating the herein described property as

TATUM REAVES ADDITION

an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2015.

MARIAN TATUM

STATE OF TEXAS :
COUNTY OF DALLAS :

BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared
MARIAN TATUM

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSES AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

SURVEYOR
MC SURVEYING INC.
4347 S. HAMPTON RD
SUITE 200
DALLAS, TEXAS 75232
CONTACT PERSON:
WILLIAM COX
817-296-4658

OWNER
MARIAN TATUM
2323 EUGENE
DALLAS, TEXAS
75215
CONTACT PERSON:
RENAE JOHNSON
214-415-8942



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS JOHN W. TATUM (DECEASE) AND WIFE MARIAN TATUM ARE THE SOLE OWNERS OF A 0.558 ACRE TRACT (24,299 SQUARE FEET) OF LAND, SITUATED IN THE WILLIAM ROMINE SURVEY, ABSTRACT NUMBER 1246, DALLAS COUNTY, TEXAS, BEING A PORTION OF CITY BLOCK E/1735, WILSON'S NEW PLAT BLOCK E, REAVES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, RECORDED IN MAP VOLUME 1, PAGE 265, MAP RECORDS, SAID DALLAS COUNTY, BEING ALL OF LOT 13, THE NORTHEAST HALF OF LOT 12 AS RECORDED IN DEED VOLUME 83217, PAGE 130, DEED RECORDS, DALLAS COUNTY, TEXAS AND THE SOUTHEAST 176 FEET OF LOT 14, AS RECORDED IN DEED VOLUME 77013, PAGE 1738 SAID DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14, COMMON CORNER WITH LOT 15, A CROSS CUT SET IN CONCRETE IN THE NORTHERN RIGHT-OF-WAY LINE OF EUGENE STREET (50' RIGHT-OF-WAY):

THENCE S45°00'00"W, ALONG SAID RIGHT-OF-WAY LINE 125.00 FEET TO A 5/8 INCH IRON ROD SET WITH CAP STAMPED "TRA & MCS";

THENCE N44°51'06"W, 209.00 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF A ALLEY 16 FEET WIDE, A 5/8 INCH IRON ROD SET WITH CAP STAMPED "TRA & MCS";

THENCE N45°00'00"E, ALONG THE RIGHT-OF-WAY LINE OF SAID ALLEY 75.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 A COMMON CORNER WITH LOT 13, A 5/8 INCH IRON ROD SET WITH CAP STAMPED "TRA & MCS";

THENCE S44°51'06"E, ALONG THE COMMON LINE BETWEEN LOT 13 AND LOT 14 34.19 FEET TO A 5/8 INCH IRON ROD SET WITH CAP STAMPED "TRA & MCS";

THENCE N45°02'56"E, 48.67 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EASTERN LINE OF SAID LOT 14;

THENCE S45°17'13"E, ALONG THE EASTERN LINE OF SAID LOT 14 174.77 FEET TO THE POINT OF BEGINNING, CONTAINING 0.558 ACRES (24,299 SQUARE FEET) OF LAND, MORE OR LESS.

"SURVEYOR'S STATEMENT"

I, W.D. COX, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. (FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-B.617 (A)(B)(C)(D) & (E)); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 2015

W.D. COX
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4837"

STATE OF TEXAS :
COUNTY OF DALLAS :

BEFORE ME, the undersigned, a Notary Public in and for said county and State on this day personally appeared

W.D. COX
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT OF TATUM REAVES ADDITION LOT 14R, BLOCK E/1735

BEING A REPLAT OF LOTS 12, 13 AND 14, BLOCK E/1735, WILSON NEW PLAT BLOCK E, REAVES ADDITION, SITUATED IN THE WILLIAM ROMINE SURVEY, ABSTRACT NUMBER 1246, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY FILE NO. **S 145-243**

REVISIONS

DATE

PROJECT NO.

DRAWN BY

APPROVED BY

DATE

MC SURVEYING

SHEET

OF

SHEETS

4347 S. HAMPTON RD. # 200
DALLAS, TEXAS 75232
(817) 296-4658